

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chelsea

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	1	- 75.0%	13	10	- 23.1%
Closed Sales	1	1	0.0%	13	13	0.0%
Median Sales Price*	\$535,000	<b>\$449,000</b>	- 16.1%	\$450,000	<b>\$475,000</b>	+ 5.6%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	13	18	+ 38.5%	33	25	- 24.2%
Percent of Original List Price Received*	99.3%	<b>112.3%</b>	+ 13.1%	93.3%	<b>103.5%</b>	+ 10.9%
New Listings	0	2	--	14	11	- 21.4%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

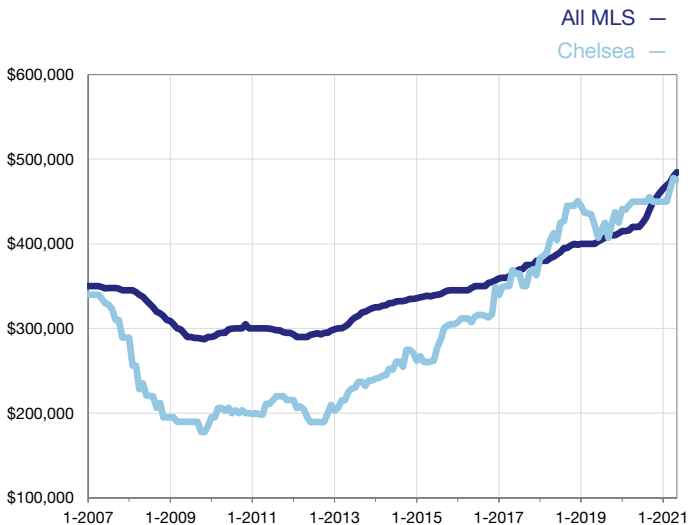
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	14	+ 55.6%	42	106	+ 152.4%
Closed Sales	8	18	+ 125.0%	37	86	+ 132.4%
Median Sales Price*	\$262,500	<b>\$484,000</b>	+ 84.4%	\$355,000	<b>\$395,000</b>	+ 11.3%
Inventory of Homes for Sale	20	20	0.0%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	27	33	+ 22.2%	42	44	+ 4.8%
Percent of Original List Price Received*	95.6%	<b>99.8%</b>	+ 4.4%	97.7%	<b>97.6%</b>	- 0.1%
New Listings	10	15	+ 50.0%	53	126	+ 137.7%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

